

BUILDING SITE CONDITION ASSESSMENT

Building Name: _____ FO No.: _____ Date: _____

Condition: _____ Predominant Use: _____ RPNU: _____ Maintenance Level: _____

Evaluator: _____ Facility Objectives: _____

Exterior

Roof:

Roof vents: _____

—

Attic vents: _____

—

Exterior siding: _____

—

Exterior finish: _____

—

Foundation: _____

—

Doors: _____

—

Windows: _____

—

Porch/deck: _____

—

Directions: Check for missing or damaged roof sections. Check for damaged or plugged roof vents. Look for damaged or missing attic vents. Examine siding for cracks, warps or holes. Examine for oxidized or chipped paint. Check for cracks in stem wall foundation and settlement. Check for siding clearance to ground on slabs and cracks on the interior. Doors need to fit well and hardware in good condition. Windows operate well and are not broken or cracked and # of glazes. Floor surface on porches and decks has no irregularities or missing members. Determine insulation "R-value" for walls, floor and attic.

Interior

Wall finishes: _____

—

Window coverings: _____

—

Floor coverings: _____

—

Lighting fixtures: _____

—

Ceiling finishes: _____

—

Cabinets: _____

—

Appliances: _____

—

Directions: Look for damage to paint or other finishes especially in bathrooms. Look for evidence of dry rot. Do window coverings operate well? Look for damage or missing pieces to floor coverings. Are lighting fixtures in operational condition? Look for damage or missing pieces to ceiling finishes. Are cabinets damaged and good working condition? Are appliances serving the purpose and operational?

Electrical

Light switches: _____

Outlets: _____

GFI circuits: _____

Panel box: _____

Telephone outlet: _____

ADP outlet: _____

Wiring: _____

Directions: Check light switches for operation without sparking. Do GFCI's meet code? Check outlets for proper grounding and polarity. Check panel box for proper breaker sizes and grounding. Are telephone outlets operational? Are ADP outlets operational? Is there any indication that the wiring is deteriorated and needing replacement?

Heating-Ventilating

Heat-pump: _____

Furnace: _____

Ductwork: _____

Thermostat: _____

Vent covers: _____

Directions: Check heatpump service records and operation. Check furnace service records and operation. Look for missing insulation on ductwork and loose joints. Check the thermostat for proper operations. Inspect the condition of ductwork vents. Check for deteriorating asbestos duct insulation.

Plumbing

Faucets: _____

Spigots: _____

Piping: _____

Directions: Check for damaged or inoperable faucets and spigots. Check piping for leaks and missing insulation in crawl spaces.

Security Systems

Sprinkler system: _____

Fire alarm: _____

Intrusion alarm: _____

Exterior motion detectors: _____

Exterior cameras: _____

Security locks/dead bolts: _____

Directions: Review service records for the sprinkler system. Look for damaged fire and intrusion alarms. Is there an active contract to monitor the alarm system? Are the motion detectors and cameras operational? Are security locks present and functional?

Is there a need for managerial changes? _____

Are modifications required to meet ADA? _____

Cost Estimating

<u>Item/# units/total cost</u>	<u>Category</u>	<u>%</u>

Directions: Enter costs for deferred maintenance only. Use standard cost basis. Include survey, design and contract administration. Match estimate with MMS maintenance items for data entry.